

Beauregard Corridor

# TRANSIT COORDINATION



# BEAUREGARD COORDINATION - TRANSITWAY



- Consistent with the City's Transportation Master Plan
- Consistent with one of the alternatives being studied by City's Transitways Study
- Consistent with recommended transit strategy from Landmark/Van Dorn Plan

Beauregard plan proposed transit alignment connections

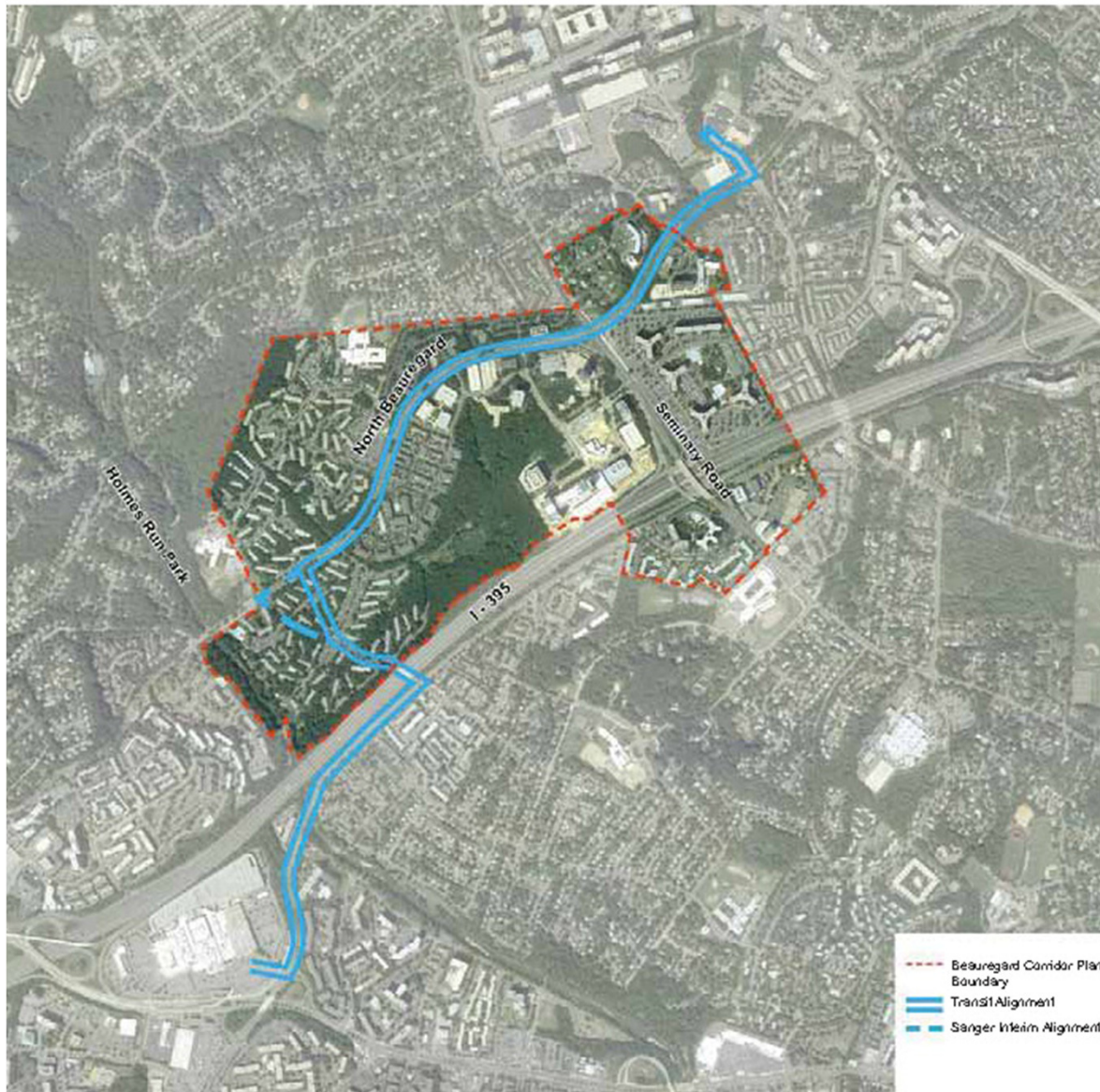
Image Courtesy of JBG Companies, 2011



Kimley-Horn  
and Associates, Inc.



# BEAUREGARD COORDINATION - TRANSITWAY



- Developer-proposed alignment runs along Beauregard Street, Sanger Avenue, and Van Dorn Street
- Connects to Columbia Pike transit corridor and Van Dorn Street Metrorail Station
- Long and short-term alignment for Sanger Avenue
- Connects to Landmark Mall

Beauregard plan proposed transit alignment

Image Courtesy of JBG Companies, 2011



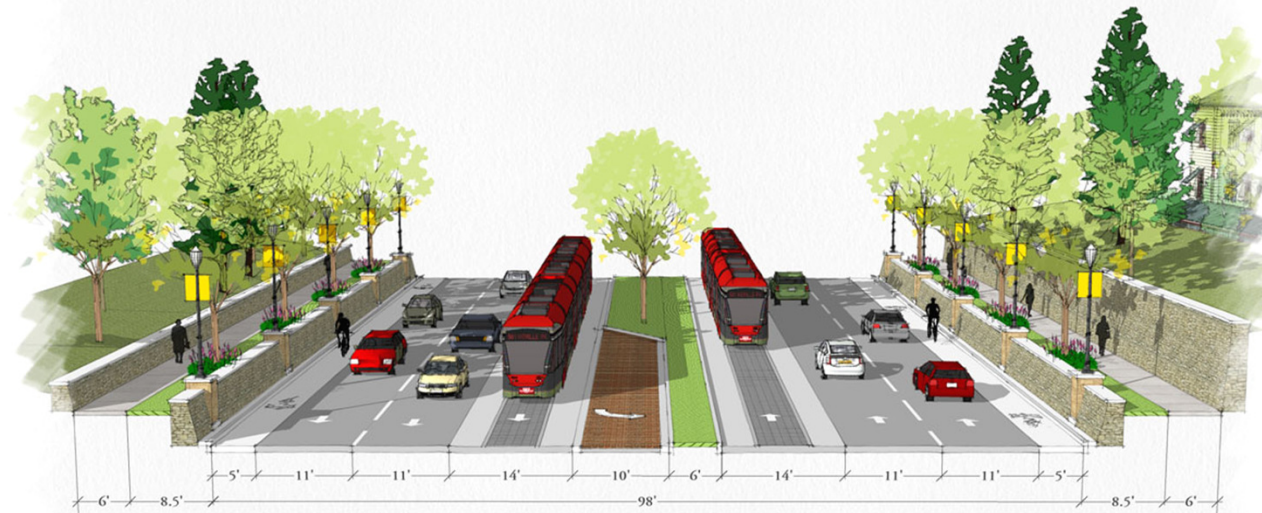
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# BEAUREGARD COORDINATION - TRANSITWAY



Potential Beauregard Cross Section with Median Running Streetcar



Potential Beauregard Cross Section with Median Running Streetcar

- JBG plan shows median running streetcar
- Consistent with one of the streetcar options being studied by City
- JBG shows expanded Beauregard cross section to accommodate transit
- Cross sectional width shown also can accommodate other transitway options being studied by the City

Beauregard Corridor

# LAND USE INFORMATION



# BEAUREGARD CORRIDOR LAND USE COORDINATION

## Low Range Land Use Assumptions

Land Use	2035 Baseline	2035 Development Proposal (Net over Baseline)	Net New 2035 Development (Over Existing)
Residential Units	0	900	900
Residential GFA (sf)	0	1,050,000	1,050,000
Office GFA (sf)	1,700,000	315,000	2,015,000
Hotel GFA (sf)	0	60,000	60,000
Hotel Units	0	80	80
Retail GFA (sf)	0	75,000	75,000
<b>TOTAL GFA (sf)</b>	<b>1,700,000</b>	<b>1,500,000</b>	<b>3,200,000</b>

Source: JBG development program with review by Department of Planning and Zoning



# BEAUREGARD CORRIDOR LAND USE COORDINATION

## High Range Land Use Assumptions

Land Use	2035 Baseline	2035 Development Proposal (Net over Baseline)	Net New 2035 Development (Over Existing)
Residential Units	0	3,800	3,800
Residential GFA (sf)	0	4,300,000	4,300,000
Office GFA (sf)	1,700,000	1,400,000	3,100,000
Hotel GFA (sf)	0	300,000	300,000
Hotel Units	0	390 to 430	390 to 430
Retail GFA (sf)	0	300,000	300,000
<b>TOTAL GFA (sf)</b>	<b>1,700,000</b>	<b>6,300,000</b>	<b>8,000,000</b>

Source: JBG development program with review by Department of Planning and Zoning

